

Senior Apartment Housing Guide

*This guidebook contains brief descriptions of senior apartment
options in Broome County.*



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Revised May 2016*

There are many housing options available to seniors in Broome County. It is important to consider the differences among the various buildings in order to find the best place to meet your needs. In addition, applying at multiple senior housing facilities is suggested as many of them have waiting lists. Please consider the following information when choosing your future home:

- ❖ **Independent Living:** This housing option is available to seniors who require minimal or no extra assistance. At most independent living buildings supportive services, such as meals or housekeeping are not included in the monthly rental price. However, some independent living housing options do provide various additional services. Some of these buildings have services included in their rent and some have services available for an additional fee. While reading the descriptions for each building, take note of additional services and what they may cost.
- ❖ There are two different types of independent living buildings in Broome County: **subsidized and unsubsidized**. Subsidized senior housing options offer financial aid in the form of a subsidy to help provide affordable housing. Unsubsidized senior housing options do not offer financial assistance and tenants pay full rent. Please check with the management at the building of your interest about the type of subsidy available to you. This subsidized type of housing is marked with a * symbol in the index.
- ❖ **Enriched Housing Program:** This program provides personal and health related services. It provides extra assistance with housekeeping, meals, transportation, and non-medical supportive services. The Enriched Housing program is licensed by the NYS Department of Health and monitored by the state. Several buildings in the area offer this type of program. These are marked with a Δ symbol in the index.
- ❖ For information on other levels of care such as Assisted Living, Adult Care, & Skilled Nursing please contact the Office for Aging at (607) 778-2411 or visit our website at www.gobroomecounty.com/senior

This guidebook contains a brief description of apartment options in Broome County for seniors and those with disabilities. Please call individual housing management offices for applications and more information. Those marked with * symbol refer to subsidized independent living options. Those marked with Δ symbol refer to the Enriched Housing Option available at some of the buildings.

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ABC Housing

One Hundred Chenango Street, Binghamton, NY 13901

Units	56	Studio apartments
	87	One-bedroom apartments

Serves Individuals 62 or older and those who are disabled or handicapped of any age. Residents must meet income guidelines.

Rates HUD subsidized rent: Section 8 and based on 30% of yearly gross income, less a percentage of 'out of pocket' medical expenses. Annual income limits. Call for more information.

Utilities All utilities included in rent, with exception of cable & telephone.

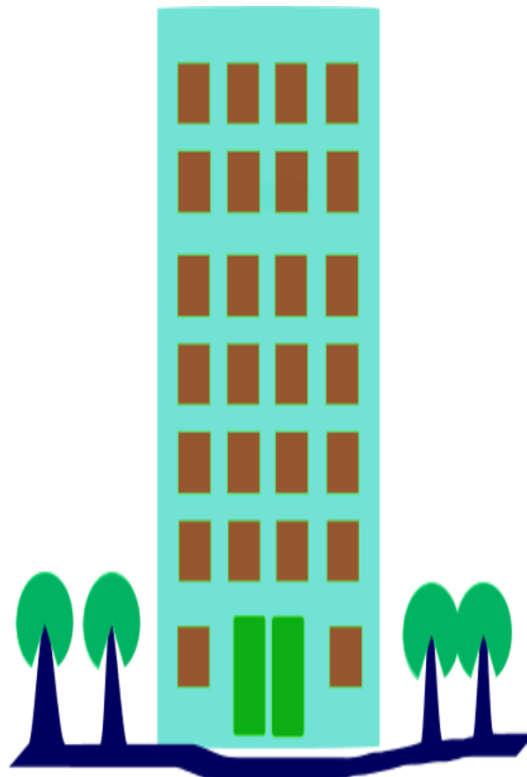
Waiting list Varies - check with management.

Contact Office - (607) 723-5479 * Fax (607) 723-5470
Office Hours – Monday through Friday 8.00 a.m. to 4.00 p.m.
CRM Rental Management, Inc. – on-site management.
Email: ABCHousing@crmrentalmgmt.com
Website: www.crmrentalmgmt.com

Note Laundry on each floor. Convenient to stores, pharmacies, restaurants, bus line and post office.

Pets One dog/cat allowed (not more than 20 pounds); pet deposit required.

Social Life Tenant Association, community room



Binghamton Gateway Homes

Front Street, Binghamton, NY 13905

Units 27 Fully renovated apartments. One, two, and three bedroom apartments available.

Serves Low income individuals of any age with preference given to those displaced by Tropical Storm Lee, persons with special needs, and veterans.

Rates HUD subsidized rent. 2 studio apartments are rented at 50% of the area's median income. Income cannot exceed: 1 person \$22,400. Rent \$310/month.

10 one-bedroom units are rented at 50% of the area's median income. Income cannot exceed: 1 person \$22,400 and 2 people \$5,600. Rent \$400/month.

16 one-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 1 person \$26,880 and 2 people \$30,720. Rent \$440/month.

3 two-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 2 people \$30,720 and 3 people \$34,560. Rent \$475/month.

6 three-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 3 people \$34,560 and 4 people \$38,340. Rent \$530/month.

Utilities Tenant pays gas and electric.

Waiting list Varies - check with management.

Contact Lori Sedlock- Housing Coordinator
Michelle Roody, Rental Assistant
(607) 772-2850 * Fax (607) 231-2819
Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

Note Smoke Free. Some units fully accessible. On the bus line. Laundry available (varies by location – washer/dryer hook-ups varies by location).

Pets Small animals allowed. No dogs. All pets must be approved by landlord.



Carlisle – Binghamton Housing Authority

150 Moeller Street, Binghamton, NY 13904

Units	20	One-bedroom apartments
Serves		Individuals or couples
Rates		Based on 30% of yearly gross income. Check with management for current income limits.
Utilities		All utilities included in rent
Note		Stove and refrigerator provided. Laundry facility on site. Counseling for independent living skills. Day Care. After school program/ weekend- summer program. Attain (computer classes). Crime prevention, safety, and security programs. Located on a bus line.
Pets		One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
Waiting list		Varies - check with management.
Contact		Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 (607) 723-9491 * Fax (607) 722-5031

Crandall Hall Apartments

2 Crandall Street, Binghamton, NY 13905

Units	24	Studio apartments
Serves		Individuals 55 or older and those who are physically disabled and/or handicapped of any age. No income limits.
Rates		\$380 per month
Utilities		Residents must pay own heat and electric.
Waiting list		Check with management
Contact		Chenango Housing Improvement Program, Inc. 27 West Main Street, Norwich, NY 13815 800-811-6659 * TDD 800-662-1220 * Fax (607) 336-5292
Note		Off-street resident parking (one spot per apartment), convenient to downtown Binghamton, grocery store, pharmacy, bus lines
Pets		One pet per unit allowed (up to 25 pounds).

East Hills Senior Housing

50 East Clapham Street, Binghamton, NY 13904

An Opportunities for Broome, Inc. Property

Units	28	One-bedroom apartments
	4	Two-bedroom apartments

Serves	Low-income seniors 55 years of age and above; handicapped individuals of any age.
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Rates	Rental rates are based on income: maximum income for one person \$27,900, two people \$31,920. Please call for more information.
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Waiting list	Varies - check with management.
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Utilities	Heat and hot water are included in all units. Residents pay their own electric. Air conditioning.
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Note	Each unit is spacious and quiet with plenty of closet space and beautiful views. All apartments are handicapped adaptable, include stoves and refrigerators, and are equipped with a 24-hour emergency call systems. Laundry hook-ups are available in each apartment as well as a laundry room located in the community center. Resident and visitor parking is available.
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Pets	Small pets less than 30 pounds allowed with an additional deposit required.
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Social Life	Tenant Association, community room, social events
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Contact	Justin Roberts, Project Manager, (607) 723-6493; Fax number (607) 723-6497. Website: http://www.ofbonline.org/
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First Ward Action Council, Inc. Housing Program

167 Clinton Street, Binghamton, NY 13905-2252

Units	First Ward Action Council has a number of 1, 2, 3, & 4 bedroom units throughout the First Ward area.
Serves	Low-income seniors, families and the handicapped that meet the income guidelines. The majority of the units are rented at 50% of the area's median income: 1 person \$22,400 and 2 people \$25,600. There are a few however, that are rented at 60% of the area's median income: 1 person \$26,880 and 2 people \$30,720).
Rates	Rent varies. Affordable units for income eligible persons.
Utilities	Not included in the rent.
Waiting List	Yes.
Note	Some apartment buildings have on-site laundry. Some units have washer and dryer hook ups available.
Pets	No dogs. All other pets must be approved by the Landlord.
Contact	Lori Sedlock- Housing Coordinator Michelle Roody, Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.



Good Shepherd Fairview Home

80 Fairview Avenue, Binghamton, NY 13904

Units	40	Apartments – 26 standard one-bedroom apartments, 8 large one-bedroom apartments, 2 large one-bedroom apartments with dinette, and 4 two-bedroom apartments.
Serves		Individuals 62 and older.
Rates		Private pay only. Standard one-bedroom \$ 1,538 per month Large one-bedroom \$ 1,728 per month Large one-bedroom w/dinette \$ 1,853 per month Two-bedroom \$ 1,992 per month
Waiting List		Varies - check with management.
Utilities		Includes heat, electric, air conditioning and cable TV.
Note		All newly remodeled. Rental amounts include noontime meals and 2 hours of housekeeping per month. Additional charge (\$300 for additional person for housekeeping; the second person does not get the noontime meal included). Off-street parking for tenants and visitors. Convenient to stores and pharmacy. All apartments have a full kitchen with electric stove and refrigerator. Monthly rate includes basic cable, electric, air conditioning, heat, state-of-the-art wellness center, transportation for shopping and medical appointments, emergency call bell, independent living liaison, religious services and programs, routine maintenance, mail service, social/therapeutic programs and events. Amenities include: laundry facilities, beauty salon, gift shop, & café. Social Director to coordinate facility and community events.
Social Life		
Pets		Cats are allowed and small dogs. There is a visiting pets program.
Contact		Admissions (607) 724-2477 * Fax (607) 723-4724 e-mail addresses: hm@goodshepherdcommunities.org Website: www.gsffhome.com



Hamilton House Apartments – The SEPP Group

16 St. John Avenue, Binghamton, NY 13905

Units	34 One-bedroom apartments 3 Two-bedroom apartments
Serves	100% of units must be rented to age 55 or older.
Rates	30% below area's median (max. yearly gross income for one person \$13,950; \$15,960 for two people) 50% below area's median income (max. yearly gross income for one person \$23,250; \$26,600 for two people) 60% below area's median income (max. yearly gross income for one person \$27,900 and two people \$31,920) Rents are between 30 to 48% of gross monthly income. Section 8 vouchers accepted.
Utilities	Heat and hot water included in rent. Residents pay own electric.
Note	3 floors, secured entry system, elevator, community room, coin-operated laundry facilities, 24-hour maintenance service, on-site manager and resident advisor, and off-street parking. Convenient to stores, pharmacy and Lourdes hospital.
Social Life	Tenant association, social events.
Pets	One fur-bearing pet per apartment. Dogs less than 25 pounds; pet deposit required.
Waiting List	Varies. Check with management.
Contact	(607) 724-6102 * TDD (607) 723-0438 * Fax (607) 724-6201 Website: http://www.seppinc.com/



Henry Apartments – Metro Interfaith, Inc.

94 Henry Street, Binghamton, NY 13905

Units	12 One-bedroom apartments
Serves	Very low and lower income elderly and handicapped.
Rates	Affordable rates – please call the office for more information.
Utilities	Electric & utility allowance.
Waiting list	Varies. Check with management.
Contact	Office, (607) 772-6766 * Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html
Pets	Dog/cat up to 20 pounds; pet deposit required.
Note	Shopper bus available to tenants at Metro Plaza Apartments (110 Chenango Street). Off-street parking, on site laundry, secure entry; congregate dining available at Metro Plaza Apartments.
Social Life	Tenants can participate in and attend social events and activities held at Metro Plaza Apartments.



Historic Gateway Apartments

235, 236, 244, 256 Front Street, Binghamton NY 13905

81 Clinton Street, Binghamton, NY 1395

C/O First Ward Action Council, Inc.

167 Clinton Street. Binghamton, NY 13905

Units	8	One-bedroom apartments
	3	Two-bedroom apartments
	2	Three-bedroom apartments
Serves	Low-income families and individuals.	
Rates	<ul style="list-style-type: none">2 one-bedroom units are rented at 30% of the area's median income. Income cannot exceed: 1 person \$13,440 and 2 people \$15,360 \$180/month.6 one-bedroom units are rented at 50% of the area's median income. Income cannot exceed: 1 person \$22,400 and 2 people \$25,600 \$308/month.3 two-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 2 people \$30,720 and 3 people \$34,560 \$350/month.2 three-bedroom units are rented at 60% of the area's median income. Income cannot exceed: 3 people \$34,560 and 4 people \$38,340 \$491/month.	
Utilities	Tenants pay gas and electric.	
Waiting List	Yes.	
Note	Convenient to stores, pharmacies, bus lines.	
Pets	Small animals allowed but no dogs. All pets must be approved by landlord.	
Contact	Lori Sedlock- Housing Coordinator Michelle Roody, Rental Assistant 772-2850; Fax 231-2819 Office hours Monday through Friday 8:30 am to 4:30 pm	



Lincoln Court Apartments – Metro Interfaith Inc.

21 New Street, Binghamton, NY 13903

Units	45 One bedroom apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates	Based on 30% of total yearly gross income, less a percentage of “out of pocket” medical expenses. The maximum gross yearly income limit: one person \$22,400; two people \$25,600.
Utilities	Residents pay own electric. HUD utility allowance is included.
Note	A licensed <u>Enriched Housing Program</u> - non-medical supportive services which include personal care, meals, housekeeping, laundry, case management and social support. Cost of the program varies. Contact the office for more information.
Waiting list	Varies. Check with management.
Contact	Office (607) 772-6766 ext. 305; Fax (607) 722-8912. Website: http://www.metrointerfaith.org/index.html
Pets	One dog/cat up to 20 pounds; pet security deposit required.
Note	Off-street tenant parking, shopper bus, congregate dining available, convenient to stores, pharmacies, hospital, bus lines.
Social Life	Tenant association, social events, community room



Metro Interfaith Housing Management Company.

A variety of locations in Binghamton- Call the office for more information

Units One and two bedroom apartments

Serves Very low income, elderly/handicapped/disabled.

Rates Affordable rates – please call office for more information

Waiting list Varies. Check with management.

Contact Office (607) 772-6766; Fax (607) 722-8912.
Website: <http://www.metrointerfaith.org/index.html>

Pets Check with management for pet rules.



Metro Plaza Apartments

110 Chenango Place, Binghamton, NY 13901

Units 150 One bedroom apartments

Serves Individuals 6 or older and those of any age who are mobility impaired and require the features of an accessible unit.

Rates Based on 30% of monthly adjusted income less a percentage of “out of pocket” medical expenses. Max. yearly gross income: one person \$35,800; two people \$40,900.

Waiting list Varies. Check with management.

Utilities Residents pay their own electric. HUD utility allowance is included. Apartment is all electric.

Note 15 of the units are designed for wheelchairs.
There is also a licensed Enriched Housing Program that provides non-medical supportive services, which include personal care, meals, housekeeping, laundry, case management and social support. Cost of program varies. Some other available features include the following: computer room with internet access, grocery store, library, community room, lounge, hot meals served at noon every day, green house, intercom entry system, off-street tenant and visitor parking, laundry rooms, emergency call system, picnic tables and benches outside.
Apartments have carpeted living rooms; a bedroom and dining room; stove and refrigerator; cable-ready hook up and phone hookup; thermostats for controlling own heat.

Pets 1 pet per unit (up to 20 pounds); pet security deposit required.

Social Life Tenant Association, social events

Contact Office (607) 772-6368 * Fax (607) 723-9602
Website: <http://www.metrointerfaith.com>

North Shore Towers & Village – Binghamton Housing Authority

24 Isbell Street * 14 Isbell Street * 45 Exchange Street, Binghamton, NY 13901

Units	100	One-bedroom apartments (North Shore Towers)
	72	Efficiency apartments (North Shore Towers)
	52	One-bedroom apartments located in village setting with common park grounds (North Shore Village). Six are first floor wheelchair accessible with user friendly amenities.
Serves		Individuals 62 or older and those who are physically disabled and/or handicapped.
Rates		Based on 30% of monthly gross income. Rent may be adjusted if client is paying out of pocket for medical expenses. Check with occupancy for the most current income limits.
Utilities		All utilities included in rent.
Waiting list		Varies. Check with the Occupancy Department.
Note		Stove and refrigerator provided. There is an Adult Social Day Care Program and an Enriched Living Program at 24 Isbell; both are run by the Broome County Office for Aging. Cable TV available for \$15.00 a month. Podiatrist visits monthly (private pay /insurance). Beauty Parlor (self-pay), 24-hour emergency call button and laundry facility on site. Convenient to stores, bus lines, pharmacies, hospitals. Congregate dining available at North Shore Towers Senior Center. (Monday –Friday from noon till 1:00pm/ Weekend meals program.) On site grocery store (self-pay)
Pets		One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
Social Life		North Shore Towers Senior Center on site, active tenant association, community room.
Contact		Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031



Saratoga Apartments – Binghamton Housing Authority

Felters Road, Binghamton, NY 13903

Units	34 One-bedroom apartments
Serves	Individuals and couples
Rates	Based on 30% of yearly gross income. Check with management for current income limits.
Waiting List	Varies. Check with management.
Utilities	All utilities included in rent.
Note	Stove and refrigerator provided, laundry facility on site, daycare / Family enrichment network, after school program/ weekend- summer program, computer literacy classes, crime prevention, safety and security programs. Located on a bus line.
Pets	One cat/dog per apartment (dogs less than 20 pounds); pet security deposit required. Only (5) dogs at a site.
Contact	Binghamton Housing Authority 35 Exchange Street Binghamton, NY 13901 Telephone: (607) 723-9491 * Fax (607) 722-5031



Schoolhouse Apartments, LLC

144-146 Clinton Street, Binghamton, NY 13905

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton NY 13905

Units	13	10 one-bedroom units and 3 two-bedroom units.
Serves		Low-income seniors 55 or older. 6 one-bedroom units are rented at 50% of the area's median income: 1 person \$22,400 and 2 people \$25,600. 4 one-bedroom units are rented at 60% of the area's median income: 1 person \$26,880 and 2 people \$30,720. 3 two-bedroom units are rented at 60% of the area's median income; 2 people \$30,720.
Rates		10 one-bedroom \$358 per month and 3 two-bedroom units rent \$447 per month
Waiting list		Yes
Utilities		Not included in rent.
Note		Fully equipped kitchens, on site laundry facilities, indoor mail delivery, elevator service, spacious community room, secured entryway system, ample off-street parking, 24-hour emergency call system, snow removal and property maintenance.
Pets		No dogs. All pets must be approved by the landlord.
Social Life		Community room.
Contact		Lori Sedlock- Housing Coordinator Michelle Roody, Rental Assistant (607) 772-2850 * Fax (607) 231-2819 Office hours Monday – Friday 8:30 a.m. to 4:30 p.m.

Stratmill Brook Apartments

104 Victoria Drive, Binghamton, NY 13904

Units	28	One-bedroom apartments
	4	Two-bedroom apartments
		Building is handicapped accessible and the interiors of two units are fully accessible. ALL units are handicapped adaptable.
Serves		55 years and older who have incomes at or below 60% of the area's median income for Broome County. Max. gross yearly income: one person \$27,900; two people \$31,920.
Rates		\$452 to \$484 per month for one-bedroom; \$546 per month for two-bedroom
Utilities		Heat and hot water, sewer, garbage collection and snow removal are included.
Waiting List		Varies. Check with management.
Note		On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system. Ample parking available.
Pets		One small dog or one cat per apartment.
Social Life		Community room
Contact		Office (607) 775-3421 for an application Fax (607) 775-3451 (Tuesday & Thursday 8 a.m. to 4:30 p.m.) Applications are available 24 hours a day in the foyer.

United Methodist Homes - Manor House

3 Manor Drive, Binghamton, NY 13905

Units	1	One-bedroom apartments
	7	Two-bedroom apartments
Serves	Individuals 65 or older.	
Rates	One-bedroom \$2,100/month Two-bedroom \$2,175/month	
Utilities	All utilities included except telephone.	
Waiting List	Varies.	
Note	Rate includes one meal a day, housekeeping, emergency call system, all appliances, garages, scheduled transportation, routine maintenance, cable TV, Chaplain service, mail service, and relaxed leisure time recreation.	
Pets	No pets allowed.	
Contact	Teresa Felter, Admissions (607) 729-2305 * Fax (607) 729-2311 Website: http://www.unitedmethodisthomes.org	

United Methodist Homes - St. Louise Manor

861 Front Street, Binghamton, NY 13905

Units	20	One-bedroom apartments
	2	Two-bedroom apartments
Serves	Individuals 65 or older.	
Rates	One-bedroom without deck -- \$1,900 One-bedroom with deck -- \$1,930 Two-bedroom with one bath -- \$2,120; with two baths -- \$2,140	
Utilities	All utilities included except telephone.	
Waiting List	Varies.	
Note	Rate includes three meals a day, microwave, refrigerator, and small sink in each apartment. Housekeeping, emergency call system, case management consultation, personal laundry facility, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Chaplain services, mail service, relaxed leisure time recreation and parking available.	
Pets	No pets allowed.	
Contact	Teresa Felter, Residential Services (607) 729-2305 * Fax (607) 729-2311 Website: http://www.unitedmethodisthomes.org	

Woodburn Court I

21-23 Exchange Street, Binghamton, NY 13901

Units	147	One-bedroom apartments
Serves	Individuals 62 or older and disabled over the age of 50.	
Rates	Based on 30% of total yearly-adjusted income. The maximum yearly income limit for one person is \$35,800; and for two people \$40,900.	
Waiting list	Varies - check with management.	
Social Life	Tenant Association, community room, and gift shop	
Note	Convenient to stores, pharmacies, hospitals. Off-street tenant parking, laundry facilities. Shopper bus available.	
Pets	One common household pet (dog, cat, bird, fish). Dogs less than 20 pounds. Pet security deposit (\$300) required.	
Contact	(607) 723-7875 * Fax (607) 723-6672 Office Hours: Monday – Friday 8:30 a.m. – 4 p.m. www.woodburncourt1.com	

Kirkwood Area

Valley View Apartments at Kirkwood

26 South Woodhill Ave, Binghamton, NY 13904

Units	28	One-bedroom apartments
	4	Two-bedroom apartments
	Building is handicapped accessible and the interiors of two units are fully accessible. All units are handicapped adaptable.	
Serves	62 years and older and those who are physically disabled of any age with incomes at or below 60% of area's median. Maximum yearly gross income: one person \$27,900; two people \$31,920.	
Rates	30% of adjusted gross annual income.	
Utilities	Heat and hot water, sewer, garbage collection, and snow removal are included in rent.	
Waiting List	Varies. Check with management.	
Note	On-site laundry facility, indoor mail delivery, elevator service, community room, secured entryway, and central air. Parking available.	
Pets	Small dog or cat allowed - one per apartment.	
Social Life	Community Room on site as well as a social committee to plan events.	
Contact	Call (607) 775-1656 for an application. Fax (607) 775-1659 Office hours: Wednesday 8 a.m. to 4:30 p.m. & Friday 8 to noon. Applications are available 24-hours a day in the foyer.	

Conklin Area

Conklin Senior Housing

1095 Conklin Road, Conklin, NY 13748

Units	22	One-bedroom apartments
	2	Two-bedroom apartments

Serves	55 years and older who have incomes at or below 60% of the area's median income. Maximum yearly gross income: one person \$27,900; two people \$31,920
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Rates	One-bedroom \$460 - \$490 Two-bedroom \$556- \$572
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Utilities	Heat and hot water, garbage collection, snow removal and central AC equipment are included in rent.
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Waiting List	Varies. Check with management.
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Note	Building is handicapped accessible and the interiors of two units are fully accessible. All units are handicapped adaptable. On-site laundry facilities, indoor mail delivery, elevator service, community room and secured entry system.
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Pets	One small dog/ one cat allowed; pet deposit required.
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Social Life	Community Room on site with weekly activities.
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Contact	Call (607) 775-1490 for an application. Fax (607) 775-2083 Office hours: Tuesday & Thursday 7 a.m. to 3 p.m. Applications are available 24-hours a day in the foyer or online. http://conklinseniorhousing.com/
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Deposit Area

Meadow Park Apartments, LLC

85 Fair Street, Deposit, NY 13754

Units	40	One-bedroom units
	25	Two-bedroom units
	12	Three-bedroom
	4	Four-bedroom units
Serves	One-bedroom units serve individuals 62 and older and those who are handicapped or disabled age 55 or older. Includes units designed with special features.	
Rates	Rent subsidies available based on 30% of yearly gross income less a percentage of “out of pocket” medical expenses. Contact office for more information.	
Waiting list	Varies. Call office for more information.	
Utilities	Utility allowance is included in calculating subsidized rents. Residents pay own electric. Apartments are all electric.	
Note	All units come with appliances.	
	All 1 bedrooms are ground floor level with private ramped entrances and emergency pull cords. The 2, 3 and 4 bedroom units must qualify with a family of two or more.	
Pets	“No pet” policy with reasonable accommodation for the elderly and disabled.	
Social Life	Social event (monthly lunch); Community center with TV/VCR. A monthly meal is served with Bingo.	
Contact	Kathy Cutting (607) 235-0722 * Fax (607) 235-0719 (Monday – Friday 8 a.m. to 3:30 p.m.) Meadow Park Apartments, LLC is owned and managed by Capital Reality Group	



Endicott and Endwell Area

Cardinal Cove Apartments

397 Glendale Ave, Endicott, NY 13760

Units	50	12- 1 BR; 26- 2 BR; 12 – 3BR.
Serves	Low income individuals of any age whose income does not exceed 60% of the area's median income.	
Rates	1 BR (yearly income below \$26,880); 2 BR (yearly income below \$30,720). Call management for more information.	
Waiting list	Varies. Check with management.	
Utilities	Tenant Pays.	
Note	On bus lines. Community Laundry room and hookups are available in the apartments. Closet and storage spaces throughout. Community playground. 24 hour maintenance. Patios. Parking. Trash removal. Snow Removal. Landscaping. No smoking community.	
Pets	Pets are permitted subject to certain size restrictions less than 25 lbs. with a \$100 pet deposit.	
Contact	Two Plus Four Property Management Phone (800) 838-0441 Fax (607) 723-8980 Website: www.cardinalcove.com	



Good Shepherd Village at Endwell

32 Village Drive, Endwell, NY 13760

Units	154 80 apartment homes and 74 cottage homes.
Serves	Individuals and couples 62 and older (the second resident may be 55 or older) may become residents of Good Shepherd Village. Residents pay a one-time entrance fee, 90% of which is refunded to you (or to your estate upon death) when you permanently vacate your cottage or apartment home. Prospective residents will be required to demonstrate their ability to qualify for residence at Good Shepherd Village.
Rates	Private pay only. There is a one-time entrance fee and a monthly fee. The monthly fee includes dining account credit per month to be used at any dining venue. (Starting entrance fee \$130,000 and starting monthly fee \$2,549). Call management for more information.
Waiting list	Varies. Check with management.
Utilities	Heat, electric, air conditioning, cable and internet.
Note	The following services are also included in the monthly service fee: all utilities including basic cable, except telephone, internet access, trash removal, snow removal, interior/exterior maintenance, flexible dining program, access to on-site wellness/fitness center and indoor swimming pool, necessary maintenance and repairs in the living unit, including appliance repair/replacement, twice monthly housekeeping, grounds maintenance and landscaping, emergency notification system, scheduled transportation to local shopping areas and physician offices, scheduled entertainment events, priority access to Good Shepherd Village at Endwell's assisted Living and Skilled Nursing Units on a fee-for-service basis
Pets	Pets are permitted subject to certain size restrictions; pet owners must sign a pet policy that provides rules of conduct for pets and pet owners.
Social Life	Social/therapeutic programs and events
Contact	Mary Kay McKinney Phone (607) 484-6102 Fax (607) 757-3101 Email address: mkmckinney@gsvillage.org Website: www.gsvillage.com

Ideal Senior Living Center

508 High Avenue, Endicott, NY 13760

Units 33 One- and two-bedroom independent apartments

Serves Individuals 65 or older

Rates	Independent Apartments	Rate/ Frequency
	One-bedroom – One person	\$1,818/ per month
	One-bedroom – Two people	\$2,045/ per month
	Two-bedroom – One person	\$2,418/ per month
	Two-bedroom – Two people	\$2,811/ per month
	Low Income- determined by income per month	

Utilities All utilities are included in rent (except telephone), as well as water, sewer, trash disposal. Tenants control their own heating and air conditioning.

Note Also included in rent is basic cable TV, internet services, access to library with computer, scheduled activities, one meal per day, monthly housekeeping, maintenance, transportation, emergency call system, geriatric clinic, campus security (7 pm-7 am), laundry and beauty/barber shop on site, secured entry, parking area, indoor mail delivery, community rooms.

Waiting list Varies - check with management.

Contact Admissions (607) 786-7420
Fax (607) 786-7458



Marian Apartments – The SEPP Group

701 Hooper Road, Endwell, NY 13760

Units	102 One-bedroom apartments
Serves	Individuals 62 or older and those who are disabled and/or handicapped of any age.
Rates	Based on 30% of adjusted annual gross income (max. yearly gross income limits: 1 person \$35,800; 2 people \$40,900). Rent is HUD Section 8 subsidized.
Waiting list	Varies. Check with management.
Utilities	Utility allowance is included. Residents pay own electric. Apartments are all electric.
Note	Off-street parking, resident advisor on staff, enclosed sunroom, secured entry system, continuous 24-hour on call maintenance emergency number available, regularly scheduled activities/programs on premises. Office for Aging meal program in community room Monday through Friday. Shopper bus available. Convenient to stores, pharmacy, post office, on a bus line.
Pets	One pet per family (dog under 25 pounds with updated shots).
Social Life	Social events
Contact	(607) 785-5223 TDD (607) 723-0438 * Fax (607) 785-5630 Email: rmurphy@seppinc.com Website: http://www.seppinc.com/

Nichols Notch Apartments - The SEPP Group

301 – 401 Hayes Avenue, Endicott, NY 13760

Units	57 One-bedroom apartments
Serves	55 years of age and older Income eligibility – at or below 60% of area median income.
Rates	Rents are between 30 to 48% of gross monthly income (max. yearly gross income: one person \$27,900; two people \$31,920). Section 8 Housing vouchers are accepted.
Waiting list	Varies - check with management.
Utilities	Heat and hot water are included in rent. Tenant pays own electric.
Note	Apartments are carpeted and appliances are furnished. Secured entry system and 24-hour on call maintenance emergency number available. Elevator, community room, and coin operated laundry facilities on all floors. Off-street tenant parking. Convenient to stores, pharmacies, hospitals. Shopper bus available to tenants.
Pets	One pet (weight limit); Pet security deposit required.
Social Life	Tenant Association, community room, social events
Contact	(607) 754-0579 * TDD (607) 723-0438 * Fax (607) 754-5859 Website: http://www.seppinc.com/

Harpursville Area

Norma Gardens – Chenango Housing Improvement Program Inc.

NYS Route 79, Harpursville, NY 13787

Units	24	8 one-bedroom 8 two-bedroom 8 three-bedroom
Serves	Individuals who meet the income guidelines. Four of the one-bedroom units may be rented at 60% of the area's median income (max. yearly gross income: one person \$27,900, two people \$31,920). The rest of the units are rented at 50% of the area's median income (max. yearly gross income: 1 person \$22,400, 2 people \$25,600, 3 people \$28,800, 4 people \$31,950, 5 people \$34,550, 6 people \$37,100) One-bedroom apartments tend to be reserved for seniors.	
Rates	One-bedroom \$522	Two-bedroom \$606 Three-bedroom \$709
Utilities	Apartments are heated by propane; heat and hot water is included in rent. Tenant pays own electric.	
Note	Trash removal included in rent. Energy efficient windows, on-site laundry and maintenance, new carpet, tile and appliances, heat and smoke alarms, part time caretaker on site.	
Pets	No Pets.	
Waiting List	Varies– Check with management for apartment availability.	
Contact	Office Hours – Monday - Friday, 8 a.m. – 4 p.m. Chenango Housing Improvement Program, Inc. 27 West Main Street, Norwich, NY 13815 (607) 334-3867 * Fax (607) 336-5292 * TDD 1-800-622-1220	



Johnson City Area

Harry L. Apartments – The SEPP Group

235 Harry L. Drive, Johnson City, NY 13790

Units	60	One-bedroom apartments
Serves	Individuals 55 years of age and older.	
Rates	30% to 48% of gross income. Residents must meet income guidelines. (Max. yearly gross income: one person \$27,900; two people \$31,920).	
Waiting list	Varies - check with the management.	
Utilities	Heat and hot water are included in rent. Tenant pays own electric.	
Note	On a bus line, convenient to stores, restaurants, pharmacy, hospital. Secured entry system, community rooms, coin-operated laundry facilities, 24-hour on call emergency maintenance. Off-street parking for residents, visitors parking available	
Pets	1 fur-bearing animal per apartment (dogs less than 25 pounds); pet deposit required.	
Contact	(607) 217-7332; TDD (607) 723-0438; Fax (607) 217-7336 Website: http://www.seppinc.com/	

Reynolds Pointe Senior Apartments

1035 Anna Maria Drive, Johnson City, NY 13790

Units	125	20 one-bedroom and 105 two-bedroom independent apartments.
Serves	Active seniors 55 years of age and older.	
Rates	Contact rental office for current rates.	
Waiting list	Check with rental office.	
Utilities	Free heat, hot water, and basic-extended cable	
Note	Planned social and community functions, large community room, laundry rooms on each floor, emergency call systems, central air conditioning, patios/balconies, elevator, secure entry, fitness room, beauty salon.	
Contact	Regina Jamba (607) 349-1003 Fax (607) 238-1864	

Riverview Apartments for Seniors

(Located behind Susquehanna Nursing Home)

270 Riverside Drive, Johnson City, NY 13790

Units	6	Standard one-bedroom apartments
	2	Deluxe one-bedroom apartments
Serves	Individuals age 55 or older.	
Rates	Standard one-bedroom - \$589 per month	
	Deluxe one-bedroom - \$890 per month	
Waiting list	Varies. Check with management.	
Utilities	Residents pay own electric (apartments are all electric). If on the budget plan, the average estimated electric budget for a standard one-bedroom apartment is between \$100-125 per month; for a deluxe one-bedroom apartment rate is between \$125-160 per month.	
Note	Includes monthly housekeeping, maintenance, activities, transportation to mall and grocery store once per week, laundry facilities available. Services available for purchase include meals, laundry services and additional housekeeping. Apartments all on one level.	
	Physical, occupational & speech therapy can be provided under doctor's orders.	
Contact	Apartment Manager (607) 729-9206 Ext.-107 * Fax (607) 231-0340 www.susnursing.com	



United Methodist Homes - Hilltop Campus

286 Deyo Hill Road, Johnson City, NY 13790

Units		Per month
76	Two-bedroom town houses (Highlands)	\$1,995 - 2,095 per month
16	Two-bedroom apartments (Sunset Heights)	\$1,850 per month (upstairs) \$1020 per month (downstairs) (includes one meal per day and monthly housekeeping)
24	Efficiency apartments, one- and two-bedroom suites and executive suites (Eastwood)	\$1,575 to \$2,240 and includes one meal a day and monthly housekeeping
67	Efficiency apartments, standard rooms, and two-room combinations. (Hilltop Residential Living – Eastside)	\$1,490 to \$2,165 includes three meals per day and weekly housekeeping.
Serves	Individuals 65 or older.	
Rates	See above.	
Waiting list	Varies	
Utilities	Includes all utilities except telephone.	
Note	Housekeeping, emergency call system, case management consultation, personal laundry facilities, elegant dining room, scheduled transportation, routine maintenance, basic cable TV, Chaplain services, relaxed leisure time recreation, mail service and parking available. Additional services, such as the wellness center, are tailored to meet individual needs.	
Contact	Teresa Felter, Residential Services (607) 729-2305 * Fax (607) 729-2311 Website: http://www.unitedmethodisthomes.org	

Wells Apartments – The SEPP Group

299 Floral Avenue, Johnson City, NY 13790

Units	36	One-bedroom units
	13	Studio units
Serves	Individuals 62 or older or mobility impaired 18 years and over if needing a handicapped apartment.	
Rates	Rent is HUD subsidized. Based on 30% of adjusted yearly gross income. Max. yearly gross income: one person \$22,900; two people \$26,150.	
Utilities	Utility allowance included. Residents pay own electric. Apartment is all electric.	
Waiting list	Varies - check with management.	
Note	On bus line, off-street parking, resident advisor on staff and secured entry system, community room and coin operated laundry facility.	
Pets	Dogs/Cats allowed (25 lb weight limit); pet security deposit required. One pet per apartment.	
Social Life	Tenant Association, community room, social events.	
Contact	(607) 797-8862 * TDD (607) 724-0438 * Fax 607-797-0463 Website: http://www.seppinc.com/	



Vestal Area

The Hearth at Castle Gardens

1715 Castle Gardens Road, Vestal, NY 13850

Units	9	Studio Apartments	Apartments and suites range from: \$1,995 - \$5,195 per month
	59	One-bedroom apartments	
	16	Two-bedroom apartments	
	42	Keepsake Village Suites	
Serves	Individuals 55 or older.		
Rates	Varies- check with management.		
Waiting list	Varies- check with management.		
Utilities	Includes heat, electric, air conditioning, water and trash removal. Full kitchens in all apartments except suites; laundry facilities included.		
Note	<p>Provides 4 levels of care:</p> <p>Independent Living: Continental breakfast and evening meal, emergency call bell system and two safety checks daily, 24-hour staff available, and activities. Monthly housekeeping service, free scheduled transportation to shopping centers, doctor appointments, as well as activities in the community.</p> <p>Licensed Enriched Housing: Three meals a day, weekly laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, emergency call bell system, safety checks daily and at night, and case management services.</p> <p>Plan of care specific to resident's needs.</p> <p>Keepsake Village Suites: Single suites with specialized care for individuals with Alzheimer's disease and/or related dementias. Three meals a day, laundry and housekeeping service, health care monitoring, assistance with bathing, dressing, monitoring of prescribed medication, private bathrooms and wander-guard system on doors.</p> <p>Plan of care specific to resident's needs.</p> <p>Additional Services: Licensed home care agency; Provides aide and nursing services to residents. Plan of care specific to resident's needs.</p>		
Contact	Admissions (607) 748-5700 * Fax (607) 748-1079 Office hours daily 9 a.m. to 5:30 p.m. www.thehearth.net		

Vestal Pines Apartments, LLC

2030 S. Main Street, Vestal, NY 13850

C/O First Ward Action Council, Inc.

167 Clinton Street, Binghamton, NY 13905

Units	20 4	One-bedroom apartments Two-bedroom apartments
Serves	Low-income seniors 55 or older.	
Rates	4 one-bedroom units are rented at 50% of the area's median income; 1 person \$22,400 and 2 people \$25,600. Rented for \$400/month. 16 one-bedroom units are rented at 60% of the area's median income; 1 person \$26,880 and 2 people \$30,720. Rented for \$413/month. 4 two-bedroom units are rented at 60% of the area's median income; 2 people \$30,720. Rented for \$486/month.	
Utilities	Gas is included in rent.	
Waiting List	Yes – check with management.	
Note	Fully equipped kitchens, on-site laundry facilities, indoor mail delivery, elevator service, spacious community room, secured entryway system, ample parking, 24-hour emergency call system, snow removal and property maintenance.	
Pets	Small dogs/cats. All pets must be approved by landlord.	
Social Life	Community Room available, social events.	
Contact	Lori Sedlock- Housing Coordinator Michelle Roody- Rental Assistance (607) 772-2850 * Fax 231-2819 Office hours Monday-Friday 8:30 a.m. to 4:30 p.m.	



Whitney Point Area

Whitney Point Apartments – The SEPP Group

10 Strongs Place, Whitney Point, NY 13862

Units	24 One-bedroom apartments
Serves	Individuals 62 or older and those who are physically disabled and/or handicapped of any age.
Rates	30% of adjusted gross income. Max. yearly gross income: one person \$21,650; two people \$24,750. Rent is NYS Subsidized.
Waiting list	Varies - check with management.
Utilities	Residents pay own electric (utility allowance offered). Apartments are all electric.
Note	On a cul-de-sac adjacent to Northern Broome Senior Center. Parking, secured entry system, 24-hour on-call maintenance emergency number available. SEPP bus available. Convenient to bank, pharmacy, post office. Grocery store within driving distance.
Pets	One pet per family (dogs under 25 pounds with up-to-date shots)
Social Life	Northern Broome Senior Center located next door (social events, congregate dining). Tenant association in the building.
Contact	(607) 692-2609 * TDD (607) 724-0438 * Fax (607) 692-7573 Website: http://www.seppinc.com/



Windsor Area

Windsor Woods – The SEPP Group

49 Grove Street, Windsor, NY 13865

Units	24 One-bedroom apartments
Serves	Individuals 62 or older and those who are disabled and/or handicapped of any age.
Rates	30% of adjusted gross income. Rent is NYS and federally subsidized. Maximum yearly gross income: one person \$27,900; two people \$31,920.
Waiting list	Varies - check with management.
Utilities	Hot water and heat included in rent. Utility allowance.
Note	Parking, located within one mile of services, 24-hour on-call maintenance, and secured entry system. Community room with stationary bike, treadmill, regularly scheduled activities.
Contact	(607) 655-4191 * TDD (607) 723-0438 * Fax (607) 655-5752 www.seppinc.com Application available on website.



Rental Assistance Program for Private Apartments

A rental assistance program is available for individuals in housing which is not government-subsidized.

Eligible low-income persons may apply for a rent subsidy to be paid to a private landlord who agrees to receive part of the rent from the tenant and part from the federal government through Housing & Urban Development (HUD.) The yearly gross income must be under \$22,900 for one person, \$26,150 for two people and \$29,400 for three people, \$32,650 for four people and \$35,300 for five people.

Residents of Broome County may apply for Section 8 Rental Assistance at Binghamton Housing Authority, 36 Exchange Street (1st floor), Binghamton, NY 13901. For more information, please call 607-723-9491.

The Town of Union Section 8 Rental Assistance Program (HUD) has a local residency preference for waiting list selection. The waiting list is currently closed until further notice. When applications do become available they must be picked up at the Town of Union Planning Department, 3111 East Main Street, Endwell, NY Monday through Friday between 8AM and 4PM. Call (607)786-2985 for further information. (Income guidelines: 1 person household- \$22,900, 2 person household- \$26,150, 3 person household- \$29,400, 4 person household- \$32,650)

Deposit Foundation provides HUD Section 8 Rental assistance applications to low-income residents who live or plan to live in the Village of Deposit, NY. The Delaware Opportunities Housing Office processes these applications. The Foundation also manages a 4-unit apartment house, which is HUD eligible. You may contact Lynn Hartz at (607) 467-4000 * Fax (607) 467-4399. Office hours are Monday, Wednesday, & Friday 9 a.m. to 4 p.m. (Closed for lunch from Noon - 1 p.m.)

For questions about housing, real property tax exemptions for seniors, weatherization programs, Home Energy Assistance Program (HEAP) and other senior benefits call . . .

Broome County Office for Aging

. . . bringing seniors and services together

P.O. Box 1766

Binghamton, NY 13902-1766

(607) 778-2411

Please Note: Verify income guidelines, rental amounts and other information included in this guidebook, as they are subject to change.